

TITLE REPORT

In respect of all that 333 square meters of non-agricultural land being sub plot no.3 forming part of land bearing final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

Prepared by:
A.C. Damani & Advocates





I. INTRODUCTION

- 1.1 We have been instructed by Balaji Solitaire Arya Infra LLP, a Limited Liability Partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its office at 510. Arya Epoch, Vijay Cross Roads, Navrangpura, Ahmedabad represented through its partner Mr. Kalpesh Dineshchandra Patel to carry out investigation into the title and prepare a report based on such investigation in respect of all that 333 square meters of non-agricultural land being sub plot no.3 forming part of land bearing final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad (hereinafter referred to as "**said Land**") as more particularly described in Schedule of Section-II of this Title Report.
- 1.2 In carrying out the investigation as to title of the said Land, we have visited the following offices with a view to carry out physical search of the relevant documents and records.
- Office of the Sub-Registrar, Ahmedabad;
 - Office of the City Survey of Superintendent, Ahmedabad
 - Ahmedabad Municipal Corporation (AMC).

II. SCOPE AND LIMITATIONS

1. We have relied upon our physical search and have inspected the following documents and records while preparing this Title Report.
- 1.1 Search conducted at the office of the Sub-Registrar of Assurances, Ahmedabad for last 33 years.
 - 1.2 City Survey and old revenue records in the form of relevant extracts from Village Form No.7/12 and Mutation Entries affected in Village Form No.6 and property card;
 - 1.3 Copies of documents in respect of title of said Land provided to us;
2. Our scope of work encompasses the following:
- 2.1 Reviewing the aforesaid documents and records;
 - 2.2 Identifying significant issues, if any, arising therefrom; and
 - 2.3 Preparing a report based upon our review in respect of title of the said Land.
3. This Report is subject to the following qualifications:
- 3.1 We have examined the revenue records in respect of the said Land relating to the past 33 years;
 - 3.2 This Report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters.
 - 3.3 We have published a Public Notice in Gujarat Samachar daily on June 11, 2022 inviting objections against issuance of Title Clearance Certificate in respect of the said Land together with the construction standing thereon. We have not received any objection or claim in relation to said Public notice as on date.
 - 3.4 While conducting search in the office of the Sub-Registrar of Assurances, Ahmedabad we have found that certain Index-II Books are torn while the entries are also not maintained up to-date and are also not in good condition as well as computer generated report of such





search is also not given authenticity and accuracy by the office of the Sub-Registrar. We have relied on the land revenue record i.e. Village Form No.7/12, Property Card and mutation entries recorded periodically under the provisions of Gujarat Land Revenue Code. These entries reflect transfers, intervener, inheritance, tenancy rights and other diverse interests created on the said Land. The Mutation Entries so far as the Said Land is concerned are only relevant extract and they depict the position of the Said Land.

- 3.5 Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in Laws or regulations occurring after the date of issue of this report;
- 3.6 The views expressed herein are based on our interpretation of applicable Indian Laws as on the date of this report and it is possible that executors and/or the regulators may have a contrary interpretation of the relevant provisions;
- 3.7 The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable Law or regulations or on non-fulfillment of the terms and conditions thereof or may expire if such approval, consent or permit is time bound;
- 3.8 "Indian Law" would include legislation at Central and State levels and also various rules, regulations, notifications, guidelines, governmental orders, byelaws, resolutions and internal policy rulings issued by any governmental agency. The reporting mechanism relating to these is not entirely systematic and Laws may be published in publications not having wide circulation and not necessarily in a timely manner. There are limited and unsatisfactory facilities for verification of such Laws. Our review of Indian Laws has included materials published and freely available and such other materials as we have deemed appropriate under the circumstances but do not include any internal circulars or policies of regulators not available in the public domain;
- 3.9 Any changes in Indian Law (the term "Law" being widely construed to include any change in the interpretation of the Law), which could be retrospective, or any change in the facts and circumstances could have an effect on the validity of this report or any part hereof;
- 3.10 We express no views regarding any financial or technical data or material in relation to any proposed transaction;
- 3.11 In no event shall we be liable to any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, lost profits, opportunity costs etc.) incurred by any party. We shall not be responsible for any losses, damages, costs, expenses or other consequences, if information material to this report is withheld or concealed from or misrepresented to us; and
- 3.12 We express no views other than as expressly mentioned hereinabove.





III. BRIEF DESCRIPTION OF THE SAID LAND

Name of the Owners	:	Balaji Solitaire Aarya Infra LLP
Land Area	:	333 square meters
Sub-Plot No.	:	3
Final Plot No.	:	9
T.P. Scheme No.	:	29
Village / Taluka	:	Vadaj / Sabarmati
District / State	:	Ahmedabad / Gujarat
Registration Sub-District	:	Ahmedabad-2 (Vadaj)
Usage of Property	:	Residential





IV. DEVOLUTION OF TITLE OF SAID LAND

1. It appears on perusal of the records that all that agricultural land admeasuring Acre 1-04 Gunthas i.e. 4452 square meters bearing revenue survey nos.41/5 of village Vadaj, Taluka Sabarmati and District (hereinafter referred to as the "**Entire Land**") Ahmedabad was in entitlement of one Govindbhai Becharbhai.
2. It appears on perusal of mutation entry no.1416 dated June 1, 1940 that by virtue of a sale deed said Govindbhai Becharbhai as the vendor therein sold and conveyed the Entire Land to Khubchand Bhogilal. The said sale deed appears to have been registered in the office of the sub-registrar Ahmedabad on April 30, 1940. The said mutation entry no.1416 dated June 1, 1940 appears to have been certified by competent authority in due course. Copy of the said sale deed may be obtained for perusal and records.
3. It further appears on perusal of mutation entry no.1446 dated October 1, 1940 that by virtue of a sale deed dated August 29, 1940 said Khubchand Bhogilal as the vendor therein sold and conveyed the Entire Land to Nandlal Laxmichand from the funds and joint family income of his father namely Laxmichand Zaverchand. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.4864 on August 30, 1940. The said mutation entry no.1446 dated October 1, 1940 appears to have been certified in due course.
4. It further appears on perusal of mutation entry no.2685 dated August 1, 1947 that by virtue of an oral family partition amongst family members of said Laxmichand Zaverchand in respect of the Entire Land and various other land parcels, the Entire Land was devolved on Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said mutation entry no.2685 dated August 1, 1947 appears to have been certified in due course. *No document of record in relation to the same is available for review.*
5. It appears on perusal of mutation entry no.2940 dated December 25, 1948 that in pursuance to the order dated May 14, 1948 of the Taluka Department, name of one Ambalal Bhikhabhai was admitted as protected tenant of the Entire Land. The said mutation entry no.2940 dated December 25, 1948 appears to have been certified in due course.
6. It appears on perusal of mutation entry no.3297 dated April 12, 1953 that the area of the Entire Land was found lesser then the standard area specified under the provisions of the Gujarat Prevention of Fragmentation and Consolidated of Holdings Act, 1978 (Fragmentation Act) and in pursuance to the order dated May 7, 1950 the Entire Land was recorded as Fragmented Land. The said mutation entry no.3297 dated April 12, 1953 appears to have been certified in due course.
7. It further appears on perusal of mutation entry no.4141 dated July 4, 1955 that in pursuance to the order dated December 23, 1952 of the Taluka Department name of said Ambalal Bhikhabhai was deleted as protected tenant of the Entire Land.
8. It appears on perusal of mutation entry no.4822 dated October 18, 1959 that name of Nanalal Laxmichand was inadvertently recorded as ~~Nathalal~~ Laxmichand and the same was corrected and





modified in the revenue records. The said mutation entry no.4822 dated October 18, 1959 appears to have been certified by the competent authority in due course.

9. It appears on perusal of mutation entry no.10001 that revenue records of village Vadaj was destroyed during Nav Nirman Andolan riots and pursuant to letter of revenue department bearing reference no. EST/1174/37233/N dated July 20, 1974 and order of District Collector, Ahmedabad bearing reference no. CB/ADM/V/2987 dated August 8, 1974 the names of occupiers were again entered in the revenue records. The said mutation entry no.10001 appears to have been certified by the competent authority in due course.
10. By virtue of a Deed of Partition dated January 16, 1961 the Entire Land was devolved on said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said Deed of Partition was registered in the office of the sub-registrar, Ahmedabad vide sr.no.293 on January 16, 1961. It is observed that since the names of said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand were already recorded in the revenue records, no mutation entry recorded in relation the aforesaid registered Deed of Partition.
11. It appears that in pursuance to the implementation of town planning scheme no.29 in relation to lands of village Vadaj, the Entire Land was allotted two final plot bearing final plot no.9 admeasuring 3322 square meters and final plot no.34 admeasuring 450 square meters aggregating to 3772 square meters in lieu of the Entire Land i.e. 4452 square meters of survey no.41/5. The land admeasuring 3322 square meters bearing final plot no.9 shall hereinafter referred to as the **"FP Land"**.
12. It further appears that in pursuance to the order no. LNDA 4517 dated November 9, 1963 of the concerned officer, Revenue Department the Entire Land i.e. 4452 square meters was converted into nonagricultural use for residential purpose and the same was recorded in the village form no.2 vide entry no.382. It is observed that name of Nandlal Laxmichand was inadvertently written as Nandlal Mulchand in the said entry no.382.
13. It appears that the said Nandlal Laxmichand and others had constructed a building being ground + two story building on the Entire Land (hereinafter referred to as **"said Building"**) and subsequently by virtue of a Rent Note dated May 8, 1963 they had rented the said Building to Sanghvi Education Trust, a public charitable trust registered under the provisions of the Public Trust Act under reg. no.E-1152 (hereinafter referred to as **"said Trust"**) for the purpose of operating and administrating of school on the said Building. It appears on the perusal of copy of the said Rent Note provided to us that the same was signed on an unstamped paper which was not registered or notarized.
14. It appears on perusal of available records that out of the entire construction of the said Building part of the construction of the second floor above ground & first floor was made out of the funds of Rs.40,000/- from Rajantikant Laxmichand and therefore by virtue of sale deed dated November 24, 1967 said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand as the vendors therein sold and conveyed 1/4th undivided share in the Entire Land together with 1/4th share in the said building to said Rajantikant Laxmichand for a consideration of Rs.40,000/-. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.11804 on November 24, 1967





and duplicates of the same were registered vide sr.no.11805, 11806 & 11807 on November 24, 1967. However, it is observed that the said sale deed was not recorded in the revenue records.

15. By virtue of a Deed of Partition dated August 12, 1975 the FP Land admeasuring 3332 square meters together with the said Building were distributed amongst said Nandlal Laxmichand, Nanalal Laxmichand, Jasvantlal Laxmichand and Rajantikant Laxmichand, wherein land being sub-plot no.1 admeasuring 2016.20 square meters and sub-plot no.2 admeasuring 973 square meters out of the FP Land as well as the said Building except construction of second floor were devolved on said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand while said Land being sub-plot no.3 admeasuring 333 square meters out of the FP Land together with construction of second floor out of the said Building were devolved on said Rajnikant Laxmichand. The said Deed of Partition was registered in the office of the sub-registrar, Ahmedabad vide sr.no.10918 on August 12, 1975 and duplicate of the same was registered vide sr.no.10918 on August 12, 1975 and the same was recorded in the revenue records vide mutation entry no.11006 on January 1, 1976, which was certified by the circle officer on July 27, 1976.
16. It further appears that by virtue of a sale deed dated August 12, 1975 said Rajantikant Laxmichand as the vendor therein sold and conveyed 170 square meters of construction of second floor in the said Building to said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.10923 on September 16, 1975. It has been further declared vide a duly executed declaration that the said sale was duly completed and that the said second floor in the said Building was duly and absolutely conveyed with vacant and peaceful possession in favor of Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand against the full and final consideration for the same being paid to Rajantikant Laxmichand.
17. It appears on perusal of available records that FP Land was subdivided into three plots comprising land being (i) sub-plot no.1 admeasuring 2016.20 square meters and (ii) sub-plot no.2 admeasuring 973 square meters and **the said Land being (iii) sub-plot no.3 admeasuring 333 square meters** and layout of the same was duly approved by the Ahmedabad Municipal Corporation in case no.BNS 174/37 dated January 20, 1976.
18. It appears on perusal of mutation entry no.13204 dated January 12, 1980 that in pursuance to finalization of town planning scheme no.29 the revenue records of the lands falling within the said town planning scheme were promulgated vide order no.KJP SR 57/78-79 dated November 3, 1978 of the District Inspector Land Records, Ahmedabad (DILR) and subsequently recorded by final plot numbers in lieu of revenue survey numbers. The said mutation entry no.13204 dated January 12, 1980.

In pursuance to the above said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand became absolute joint owners of the land admeasuring 2989 square meters of land bearing city survey no.870157, sub-plot no.1 & 2 together with the construction of the said Building and said Rajantikant Laxmichand became absolute owner of the said Land admeasuring 333 square meters of land bearing sub-plot no.3 of final plot no.9 of town planning scheme no.29 of mouje Vadaj.





19. By virtue of various sale deeds said Rajnikant Lakshmichand Sanghvi as the vendor therein sold and conveyed the said Land in favor of Natvarlal Popatlal Modi as the purchaser therein. The details of said sale deeds are setout herein below.

Sr. No.	Registration No. Date	Undivided share in said Land (sq. meters)	Mutation Entry No. & Date	Mutation Entry Certified Date
1	3321 March 31, 1981	83.25	13761 July 6, 1981	October 7, 1981
2	3322 March 31, 1981	83.25	13762 July 6, 1981	October 7, 1981
3	4712 April 24, 1981	83.25	13763 July 6, 1981	October 7, 1981
4	4713 April 24, 1981	83.25	13764 July 6, 1981	October 7, 1981
	Total	333		

20. It appears that Natvarlal Popatlal Modi carried out the construction of residential Bungalow admeasuring 285.78 square meters of built up area standing on the said Land (hereinafter referred to as "**said Bungalow**") as per the layout and building plans approved by Ahmedabad Municipal Corporation (hereinafter referred to as "**AMC**") vide reference no.B/29/720 dated December 3, 1981. Subsequently AMC issued commencement letter (Rajachitthi) vide sr. no.111 dated December 7, 1981 in relation to the commencement of construction of said Bungalow on said Land. Upon the completion of construction of said Bungalow on said Land, AMC vide its reference no. B/29/720 dated December 3, 1981 issued Building Use Permission in respect to the said Bungalow.
21. It appears that in pursuance to the proceedings under the provisions of the Urban Land (Ceiling And Regulation) Act, 1976 ("**ULC Act**") was initiated by the Competent Authority and Deputy Collector, ULC Department in respect of 1335.04 square meters of land (including the FP land and other land parcels), wherein the Competent Authority and Deputy Collector vide its order dated October 20, 1988 ordered to disposed of form-1. However, the Revenue Department vide its order dated December 6, 1989 ordered to maintained status quo in respect of the said proceedings and the same was recorded in the revenue records vide mutation entry no.16216 dated January 8, 1990, which appears to have been certified in due course.
22. It appears on perusal of mutation entry no.20868 dated September 30, 2008 that in pursuance to the order dated September 26, 2008 errors made in computerized records in respect of the said Land were rectified. The said mutation entry no.20868 dated September 30, 2008 was certified by the Circle Officer on November 12, 2008.
23. It further appears that in pursuance to the order no.JiShiA/Madhya/2015/2663-66 dated January-February 12, 2015 of the District Education Office, Ahmedabad application of the said Trust to close permanently the classes of Standard 9 to 12 was granted subject to the terms and conditions set out therein.





24. It further appears that in pursuance to the order no.JiShiA/Parthmik/2015-16/1559/62 dated June 4-8, 2015 of the District Education Office, Ahmedabad application of the said Trust to close permanently the classes of Standard 1 to 8 was granted subject to the terms and conditions set out therein. Confirmation shall be provided by the last acting trustees of the said Trust that all the terms and conditions pertaining to the closure of the Sanghvi School as set out in order bearing reference no. JishiA/Madhya/2015/2663-66 dated Jan/Feb 12, 2015 and order no. JishiA/Prathmik/2015-16/1559/62 dated 4-8, 2015 have been duly complied with and that there are no claims, disputes or issues pending or subsisting as on till date.

In pursuance to the above Natvarlal Popatlal Modi became entitled to the said Land and said Bungalow. The said Land and said Bungalow shall hereinafter be collectively referred to as "**said Property**".

25. It appears on perusal of mutation entry no.25957 dated November 7, 2020 that Natvarlal Popatlal Modi had expired on February 1, 2018 and consequently to his demise the said Property were devolved on his legal heirs namely (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi. The said mutation entry no.25957 dated November 7, 2020 was certified by Circle Officer on January 13, 2020.

In pursuance to the above the said (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi herein became entitled to the said Property.

26. By virtue of a sale deed dated November 18, 2022, said (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi as the vendors therein sold and conveyed said Property for a sale consideration value of Rs.3,50,00,000/-(Rupees Three Crore Fifty Lakhs Only) in favor of Balaji Solitaire Aarya Infra LLP represented through its partner Mr. Kalpesh Dineshchandra Patel as the purchaser therein. The said sale deed dated November 18, 2022 was registered at the office of sub registrar of assurances vide sr. no.24390 dated November 18, 2022. The same has been entered in the revenue records vide mutation entry no.26657 on November 29, 2022, which has been certified by Circle Officer on January 11, 2023.

Simultaneously with the execution of the aforesaid sale deed, a Declaration dated November 18, 2022 has been duly executed by (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi of the said Property inter alia setting out that they were in the possession of the said Property and that they had not parted with the possession of the said Property or any portion thereof and have not in any manner dealt with the said Property with any person and that there are no charge or encumbrances, and that there are no litigations initiated/pending in any court of law or with any authority or government or semi government body in respect of the said Land and that the facts mentioned in this report are true to their knowledge and that there are no claims, disputes or issues pending or subsisting as on till date and the said Property belonged to the (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi only, without any right title or interest of any other person including the preceding owners in title. The said declaration has been duly notarized with public notary Yogita G. Pandya vide sr.no.A-100/2022 on November 18, 2022.





27. The declaration/confirmation deeds were executed by legal heirs of (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi in respect of said Property whereby they declared, ratified, approved and confirmed the aforesaid sale deed executed by (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi on November 18, 2022 registered vide sr. no.24390 as well as any other subordinate documents proposed to be executed in respect of the said Property in favor of Balaji Solitaire Aarya Infra LLP, in the manner setout herein below:

Sr no.	Name of Family member	Relationship	Date of Notarized Declaration	Public Notary and Sr. No.
1.	Bhavanaben Jayesh Modi	Wife of Jayesh Modi	November 18, 2022	Notary Yogita G. Pandya A-101-2022
2.	Krinaben Dipak Modi	Wife of Dipak Modi		
3.	Rushik Dipak Modi	Son of Dipak Modi		
4.	Mauli Dipakbhai Modi	Daughter of Dipak Modi		
5.	Rajuben Atulbhai Modi	Wife of Atulbhai Modi		
6.	Rushi Atulbhai Modi	Son of Atulbhai Modi		
7.	Naynaben Milanbhai Modi	Wife of Milanbhai Modi		
8.	Kalgi Milanbhai Modi	Daughter of Milanbhai Modi		
9.	Bansari Milanbhai Modi	Daughter of Milanbhai Modi		
10.	Vashishtha Jayesh Modi	Son of Jayesh Modi	January 13, 2022	Notary Kelvin Reginald Low
11.	Shrujal Jayesh Modi	Daughter of Jayesh Modi		

28. The said (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi have further declared that the original title deeds in relation to the said Property are misplaced on the grounds of them being very old. However, (i) Jayesh Natvarlal Modi, (ii) Dipak Natvarlal Modi, (iii) Atul Natvarlal Modi and (iv) Milan Natvarlal Modi have not issued necessary public notice in relation to the loss of title deeds.
29. It appears that Balaji Solitaire Aarya Infra LLP have demolished the construction of the said Bungalow and in pursuance to the same Balaji Solitaire Aarya Infra LLP became entitled to the said Land.
30. The layout and building plans in relation to the development of the residential cum commercial building (hereinafter referred to as "**Project**") on said Land and land being sub plot no.1 and 2 bearing city survey no.870157 allotted in lieu of final plot no.9 of town planning scheme no.29, have been duly approved by AMC dated February 21, 2023. Subsequently AMC has also issued a Commencement Letter (Rajachitthi) dated February 21, 2023 under reference no. 07501/16122/ A5778/R0/M1 dated February 21, 2023 entitling Balaji Solitaire Aarya Infra LLP to develop the Project in accordance with the terms and conditions set out therein.





31. It further appears on perusal of certified copy of village form no.7 retrieved from offices of E-Dhara, Ahmedabad dated February 25, 2023 it appears that the name of Balaji Solitaire Aarya Infra LLP represented through its authorized partner Kalpeshbhai Dineshchandra Patel appears as the owner/occupier of all that said Land being non-agricultural land bearing sub-plot no.3 admeasuring 333 square meters forming part of land bearing final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad. It may be noted that the process preparing the property in respect of said Land shall be duly undertaken at the offices of City Survey, Superintendent, Ahmedabad.

V. ESSENTIAL REQUIREMENTS

1. A declaration to be made by the present owner that it is in the sole and absolute possession of the said Land and that it has not parted with the possession of the said Land or any portion thereof and has not in any manner dealt with the said Land with any person and that there are no litigations initiated/pending in any court of law or with any authority or government or semi government body in respect of the said Land and that the facts mentioned in this Title Report are true to their knowledge;
2. Property card in respect of said Land to be duly prepared in pursuance to necessary applications made to offices of City Survey, Superintendent, Ahmedabad;
3. The development of the proposed Project on the said Land shall be subject to the provisions of Real Estate (Regulation & Development) Act, 2016.

VI. SCHEDULE

In respect of all that 333 square meters of non-agricultural land being sub plot no.3 forming part of land bearing final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

VII. CONCLUSION

In view of what is stated above in this title report, we are of the opinion and hereby certify that the title to the said Land belonging to Balaji Solitaire Aarya Infra LLP appears to be clear, marketable and free from all encumbrances and beyond any reasonable doubt, subject to the satisfaction of the essential requirements mentioned in Section V of this Title Report.

Place: - Ahmedabad

Date:- February 27, 2023

For, A.C.Damani & Advocates,



Kirat Damani, Partner



TITLE REPORT

In respect of all that 2989 square meters of non-agricultural land comprising of sub-plot no.1 admeasuring 2016.20 square meters and sub-plot no.2 admeasuring 973 square meters, bearing city survey no.870157 allotted in lieu of final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

Prepared by:
A.C. Damani and Advocates





I. INTRODUCTION

- 1.1 We have been instructed by Balaji Solitaire Arya Infra LLP, a Limited Liability Partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its office at 510. Arya Epoch, Vijay Cross Roads, Navrangpura, Ahmedabad represented through its partner Mr. Kalpesh Dineshchandra Patel to carry out investigation into the title and prepare a report based on such investigation in respect of all that 2989 square meters of non-agricultural land comprising of sub-plot no.1 admeasuring 2016.20 square meters and sub-plot no.2 admeasuring 973 square meters bearing city survey no.870157 allotted in lieu of final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad (hereinafter collectively be referred to as "**said Land**"), as more particularly described in Schedule of Section-II of this Title Report.
- 1.2 In carrying out the investigation as to title of the said Land, we have visited the following offices with a view to carry out physical search of the relevant documents and records.
 - i. Office of the Sub-Registrar, Ahmedabad;
 - ii. Office of the City Survey of Superintendent, Ahmedabad
 - iii. Ahmedabad Municipal Corporation (AMC).

II. SCOPE AND LIMITATIONS

1. We have relied upon our physical search and have inspected the following documents and records while preparing this Title Report.
 - 1.1 Search conducted at the office of the Sub-Registrar of Assurances, Ahmedabad for last 33 years.
 - 1.2 City Survey and old revenue records in the form of relevant extracts from Village Form No.7/12 and Mutation Entries affected in Village Form No.6 and property card;
 - 1.3 Copies of documents in respect of title of said Land provided to us;
2. Our scope of work encompasses the following:
 - 2.1 Reviewing the aforesaid documents and records;
 - 2.2 Identifying significant issues, if any, arising therefrom; and
 - 2.3 Preparing a report based upon our review in respect of title of the said Land.
3. This Report is subject to the following qualifications:
 - 3.1 We have examined the revenue records in respect of the said Land relating to the past 33 years;
 - 3.2 This Report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters.
 - 3.3 We have published a Public Notice in Gujarat Samachar and Divya Bhaskar daily on May 21, 2022 inviting objections against issuance of Title Clearance Certificate in respect of the said Land. We have not received any objection or claim in relation to said Public notice as on date.
 - 3.4 While conducting search in the office of the Sub-Registrar of Assurances, Ahmedabad we have found that certain Index-II Books are torn while the entries are also not maintained up





to-date and are also not in good condition as well as computer generated report of such search is also not given authenticity and accuracy by the office of the Sub-Registrar. We have relied on the land revenue record i.e. Village Form No.7/12, Property Card and mutation entries recorded periodically under the provisions of Gujarat Land Revenue Code. These entries reflect transfers, intervener, inheritance, tenancy rights and other diverse interests created on the Said Land. The Mutation Entries so far as the Said Land is concerned are only relevant extract and they depict the position of the Said Land.

- 3.5 Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in Laws or regulations occurring after the date of issue of this report;
- 3.6 The views expressed herein are based on our interpretation of applicable Indian Laws as on the date of this report and it is possible that executors and/or the regulators may have a contrary interpretation of the relevant provisions;
- 3.7 The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable Law or regulations or on non-fulfillment of the terms and conditions thereof or may expire if such approval, consent or permit is time bound;
- 3.8 "Indian Law" would include legislation at Central and State levels and also various rules, regulations, notifications, guidelines, governmental orders, byelaws, resolutions and internal policy rulings issued by any governmental agency. The reporting mechanism relating to these is not entirely systematic and Laws may be published in publications not having wide circulation and not necessarily in a timely manner. There are limited and unsatisfactory facilities for verification of such Laws. Our review of Indian Laws has included materials published and freely available and such other materials as we have deemed appropriate under the circumstances but do not include any internal circulars or policies of regulators not available in the public domain;
- 3.9 Any changes in Indian Law (the term "Law" being widely construed to include any change in the interpretation of the Law), which could be retrospective, or any change in the facts and circumstances could have an effect on the validity of this report or any part hereof;
- 3.10 We express no views regarding any financial or technical data or material in relation to any proposed transaction;
- 3.11 In no event shall we be liable to any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, lost profits, opportunity costs etc.) incurred by any party. We shall not be responsible for any losses, damages, costs, expenses or other consequences, if information material to this report is withheld or concealed from or misrepresented to us; and
- 3.12 We express no views other than as expressly mentioned hereinabove.





III. BRIEF DESCRIPTION OF THE SAID LAND

Name of the Owners	:	Balaji Solitaire Aarya Infra LLP
Land Area	:	2989 square meters
City Survey No.	:	870157
Sub-Plot No.	:	1 and 2
Final Plot No.	:	9
T.P. Scheme No.	:	29
Village / Taluka	:	Vadaj / Sabarmati
District / State	:	Ahmedabad / Gujarat
Registration Sub-District	:	Ahmedabad-2 (Vadaj)
Usage of Property	:	Multipurpose





IV. DEVOLUTION OF TITLE OF SAID LAND

1. It appears on perusal of the records that all that agricultural land admeasuring Acre 1-04 Gunthas i.e. 4452 square meters bearing revenue survey nos.41/5 of village Vadaj, Taluka Sabarmati and District (hereinafter referred to as the "**Entire Land**") Ahmedabad was in entitlement of one Govindbhai Becharbhai.
2. It appears on perusal of mutation entry no.1416 dated June 1, 1940 that by virtue of a sale deed said Govindbhai Becharbhai as the vendor therein sold and conveyed the Entire Land to Khubchand Bhogilal. The said sale deed appears to have been registered in the office of the sub-registrar Ahmedabad on April 30, 1940. The said mutation entry no.1416 dated June 1, 1940 appears to have been certified by competent authority in due course. Copy of the said sale deed may be obtained for perusal and records.
3. It further appears on perusal of mutation entry no.1446 dated October 1, 1940 that by virtue of a sale deed dated August 29, 1940 said Khubchand Bhogilal as the vendor therein sold and conveyed the Entire Land to Nandlal Laxmichand from the funds and joint family income of his father namely Laxmichand Zaverchand. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.4864 on August 30, 1940. The said mutation entry no.1446 dated October 1, 1940 appears to have been certified in due course.
4. It further appears on perusal of mutation entry no.2685 dated August 1, 1947 that by virtue of an oral family partition amongst family members of said Laxmichand Zaverchand in respect of the Entire Land and various other land parcels, Entire Land was devolved on Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said mutation entry no.2685 dated August 1, 1947 appears to have been certified in due course. *No document of record in relation to the same is available for review.*
5. It appears on perusal of mutation entry no.2940 dated December 25, 1948 that in pursuance to the order dated May 14, 1948 of the Taluka Department, name of one Ambalal Bhikhabhai was admitted as protected tenant of the Entire Land. The said mutation entry no.2940 dated December 25, 1948 appears to have been certified in due course.
6. It appears on perusal of mutation entry no.3297 dated April 12, 1953 that the area of the Entire Land was found lesser than the standard area specified under the provisions of the Gujarat Prevention of Fragmentation and Consolidated of Holdings Act, 1978 (Fragmentation Act) and in pursuance to the order dated May 7, 1950 the Entire Land was recorded as Fragmented Land. The said mutation entry no.3297 dated April 12, 1953 appears to have been certified in due course.
7. It further appears on perusal of mutation entry no.4141 dated July 4, 1955 that in pursuance to the order dated December 23, 1952 of the Taluka Department name of said Ambalal Bhikhabhai was deleted as protected tenant of the Entire Land.
8. It appears on perusal of mutation entry no.4822 dated October 18, 1959 that name of Nanalal Laxmichand was inadvertently recorded as Nathalal Laxmichand and the same was corrected and





modified in the revenue records. The said mutation entry no.4822 dated October 18, 1959 appears to have been certified by the competent authority in due course.

9. It appears on perusal of mutation entry no.10001 that revenue records of village Vadaj was destroyed during Nav Nirman Andolan riots and pursuant to letter of revenue department bearing reference no.EST/1174/37233/N dated July 20, 1974 and order of District Collector, Ahmedabad bearing reference no.CB/ADM/V/2987 dated August 8, 1974 the names of occupiers were again entered in the revenue records. The said mutation entry no.10001 appears to have been certified by the competent authority in due course.
10. By virtue of a Deed of Partition dated January 16, 1961, the Entire Land was devolved on said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said Deed of Partition was registered in the office of the sub-registrar, Ahmedabad vide sr.no.293 on January 16, 1961. It is observed that since the names of said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand were already recorded in the revenue records, no mutation entry recorded in relation the aforesaid registered Deed of Partition.
11. It appears that in pursuance to the implementation of town planning scheme no.29 in relation to lands of village Vadaj the Entire Land was allotted two final plot bearing final plot no.9 admeasuring 3322 square meters and final plot no.34 admeasuring 450 square meters aggregating to 3772 square meters in lieu of the Entire Land i.e. 4452 square meters of survey no.41/5. The land admeasuring 3322 square meters bearing final plot no.9 shall hereinafter referred to as the "**FP Land**".
12. It further appears that in pursuance to the order no. LNDA 4517 dated November 9, 1963 of the concerned officer, Revenue Department the Entire Land i.e. 4452 square meters was converted into nonagricultural use for residential purpose and the same was recorded in the village form no.2 vide entry no.382. It is observed that name of Nandlal Laxmichand was inadvertently written as Nandlal Mulchand in the said entry no.382.
13. It appears that the said Nandlal Laxmichand and others had constructed a Building being ground + two story building on the Entire Land (hereinafter referred to as "**said Building**") and subsequently by virtue of a Rent Note dated May 8, 1963 they had rented the said Building to Sanghvi Education Trust, a public charitable trust registered under the provisions of the Public Trust Act under reg. no.E-1152 (hereinafter referred to as "**said Trust**") for the purpose of operating and administrating of school on the said Building. It appears on the perusal of copy of the said Rent Note provided to us that the same was signed on an unstamped paper which was not registered or notarized.
14. It appears on perusal of available records that out of the entire construction of the said Building part of the construction of the second floor above ground and first floor was made out of the funds of Rs.40,000/- from Rajantikant Laxmichand and therefore by virtue of a sale deed dated November 24, 1967 said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand as the vendors therein sold and conveyed 1/4th undivided share in the Entire Land together with 1/4th share in the said building to said Rajanikant Laxmichand for a consideration of Rs.40,000/-. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.11804 on November 24, 1967





and duplicates of the same were registered vide sr.no.11805, 11806 and 11807 on November 24, 1967. However, it is observed that the said sale deed was not recorded in the revenue records.

15. By virtue of a Deed of Partition dated August 12, 1975 the FP Land admeasuring 3332 square meters together with the said Building were distributed amongst said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand and Rajantikant Laxmichand, wherein said Land being sub-plot no.1 admeasuring 2016.20 square meters and sub-plot no.2 admeasuring 973 square meters out of the FP Land as well as the said Building except construction of second floor were devolved on said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand while land being sub-plot no.3 admeasuring 333 square meters out of the FP Land together with construction of second floor out of the said Building were devolved on said Rajantikant Laxmichand. The said Deed of Partition was registered in the office of the sub-registrar, Ahmedabad vide sr.no.10918 on August 12, 1975 and duplicate of the same was registered vide sr.no.10918 on August 12, 1975 and the same was recorded in the revenue records vide mutation entry no.11006 on January 1, 1976, which was certified by the circle officer on July 27, 1976.
16. It further appears that by virtue of a sale deed dated August 12, 1975 said Rajantikant Laxmichand as the vendor therein sold and conveyed 170 square meters of construction of second floor in the said Building to said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand. The said sale deed was registered in the office of the sub-registrar, Ahmedabad vide sr.no.10923 on September 16, 1975. It has been further declared vide a duly executed declaration that the said sale was duly completed and that the said second floor in the said Building was duly and absolutely conveyed with vacant and peaceful possession in favor of Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand against the full and final consideration for the same being paid to Rajantikant Laxmichand.
17. It appears on perusal of available records that FP Land was subdivided into three plots comprising **said Land being (i) sub-plot no.1 admeasuring 2016.20 square meters, (ii) sub-plot no.2 admeasuring 973 square meters** and land being (iii) sub-plot no.3 admeasuring 333 square meters and layout of the same was duly approved by the Ahmedabad Municipal Corporation in case no.BNS 174/37 dated January 20, 1976.
18. It appears on perusal of mutation entry no.13204 dated January 12, 1980 that in pursuance to finalization of town planning scheme no.29 the revenue records of the lands falling within the said town planning scheme were promulgated vide order no.KJP SR 57/78-79 dated November 3, 1978 of the District Inspector Land Records, Ahmedabad (DILR) and subsequently recorded by final plot numbers in lieu of revenue survey numbers. The said mutation entry no.13204 dated January 12, 1980.

In pursuance to the above said Nandlal Laxmichand, Nanalal Laxmichand and Jasvantlal Laxmichand became absolute joint owners of the said Land admeasuring 2989 square meters of land bearing city survey no.870157, sub-plot no.1 and 2 together with the construction of the said Building and said Rajantikant Laxmichand became absolute owner of the land admeasuring 333 square meters of land bearing sub-plot no.3 of final plot no.9 of town planning scheme no.29 of mouje Vadaj.





19. It appears on perusal of mutation entry no.4920 dated November 1, 1984 that said Nanalal Laxmichand had expired on September 28, 1984, while his wife Kanchanben Nanalal had expired on June 17, 1981 and consequent to his demise his share in the said Land and the said Building was devolved on his heirs namely (i) Deepaklall Nanalal, (ii) Pankajbhai Nanalal and (iii) Sangitaben Nanalal. The said mutation entry no.4920 dated November 1, 1984 was certified by the Circle Officer on December 1, 1984 on the basis of panchnama, death certificate and consent of the legal heirs.
20. It further appears on perusal of mutation entry no.14921 dated November 1, 1984 that said Nanalal Laxmichand had executed a WILL on June 11, 1983 wherein he had bequeathed his share in the said Land along with the said Building to his two sons Deepak Nanalal and Pankaj Nanalal. The said mutation entry no.14921 dated November 1, 1984 was certified by the Circle Officer on December 1, 1984. Upon perusal of copy of unregistered WILL it is observed that the WILL was executed on June 15, 1983 while the date of the said WILL is set out as June 11, 1983 in mutation entry no.14921. Vide declaration of the present owners mentioned herein below in clause no. 40 hereinafter it has been confirmed that the reference of the WILL in the mutation entry no.14921 and the date of the execution of the WILL refers to the same WILL.
21. It appears that in pursuance to the proceedings under the provisions of the Urban Land (Ceiling And Regulation) Act, 1976 ("**ULC Act**") was initiated by the Competent Authority and Deputy Collector, ULC Department in respect of 1335.04 square meters of land (including the FP land and other land parcels), wherein the Competent Authority and Deputy Collector vide its order dated October 20, 1988 ordered to disposed of form-1. However the Revenue Department vide its order dated December 6, 1989 ordered to maintained status quo in respect of the said proceedings and the same was recorded in the revenue records vide mutation entry no.16216 dated January 8, 1990, which appears to have been certified in due course.
22. It further appears that in pursuance to the order dated November 7, 1990 of the Revenue Department, Gujarat State, revision proceedings initiated under the ULC Act ordered to be dropped and the same was recorded in the revenue records vide mutation entry no.17180 dated February 14, 1994, which was certified by the Circle Officer on June 8, 1994. Subsequently, however, it further appears on perusal of no objection letter being reference no.U.L.C./Vadaj City Survey No.870157/S.R.15/2021 dated June 7, 2021 of the Competent Authority and Deputy Collector, ULC Department, Ahmedabad that the said Land has not been included as the land declared as surplus land under the ULC Act and pursuant to which the said Land has been duly converted into non-agricultural multipurpose use.
23. It appears on perusal of mutation entry no.19135 dated September 11, 2002 that Jashvantlal Laxmichand had expired on July 1, 1999 and consequent to his demise his share in the said Land and the said Building was devolved on his legal heirs namely (i) Shardaben widow of Jashvantlal Laxmichand, (ii) Geetaben d/o. Jashvantlal Laxmichand and w/o.Kiritkumar Shah and (iii) Harshaben d/o. of Jashvantlal Laxmichand and w/o. Dhirendrakumar Desai. The said mutation entry no.19135 dated September 11, 2002 was certified by the Circle Officer on October 23, 2002 on the basis of affidavit, death certificate and panchnama.





24. It appears on perusal of mutation entry no.19364 dated November 21, 2003 that Nandlal Laxmichand had expired on August 16, 1993 and consequent to his demise his share in the said Land and the said Building was devolved on his legal heirs namely (i) Kantaben widow of Nandlal Laxmichand, (ii) Dineshbhai Nandlal, (iii) Jayendrabhai Nandlal, (iv) Daminiben Nandlal, (v) Kaminiben Nandlal and (vi) Yaminiben Nandlal. The said mutation entry no.19364 dated November 21, 2003 was certified by the Circle Officer on December 29, 2003 on the basis of death certificate, affidavit and panchnama.
25. It further appears that said Nandlal Laxmichand had made a WILL on September 30, October 14, 1988 and Codicil dated September 30, 1991, wherein he had bequeathed his share in the said Land and the said Building to his wife Kantaben Nandlal and two sons Dinesh Nandlal and Jayendra Nandlal. The same was recorded in the revenue records vide mutation entry no.19365 dated November 21, 2003, which was certified by the Circle Officer on December 29, 2003.
26. It appears on perusal of mutation entry no.20868 dated September 30, 2008 that in pursuance to the order dated September 26, 2008 errors made in computerized records in respect of the said Land were rectified. The said mutation entry no.20868 dated September 30, 2008 was certified by the Circle Officer on November 12, 2008.
27. It appears on perusal of mutation entry no.22568 dated February 16, 2012 that Deepakbhai Nanalal had expired on January 29, 2012 and consequent to his demise his share in the said Land and the said Building was devolved on his legal heirs namely (i) Bhartiben widow of Deepakbhai Nanalal, (ii) Ankit Deepakbhai and (iii) Tejal d/o. Deepakbhai and w/o. Rahukkumar Jain. The said mutation entry no.22568 dated February 16, 2012 was certified by the Circle Officer on May 2, 2012 on the basis of death certificate, affidavit and pedhinama.
28. It appears on perusal of mutation entry no.24555 dated October 13, 2016 that Kantaben Nandlal had expired on November 3, 2005 and consequent to her demise her share in the said Land and the said Building was devolved on her legal heirs namely (i) Dineshbhai Nandlal, (ii) Jayendrabhai Nandlal, (iii) Daminiben Nandlal, (iv) Kaminiben Nandlal and (v) Yaminiben Nandlal. The said mutation entry no.24555 dated October 13, 2016 was certified by the Circle Officer on January 4, 2017 on the basis of death certificate, affidavit and pedhinama.
29. It appears that said Kantaben Nandlal had made a WILL on June 7, 2005 wherein she had bequeathed her share in the said Land and the said Building to his two sons Dineshbhai Nandlal and Jayendrabhai Nandlal equally. The same was recorded in the revenue records vide mutation entry no.24564 on October 19, 2016. However, the said mutation entry was rejected by the Circle Officer on non-service of notice under section 135-D of the Land Revenue Code.
30. Being aggrieved and dissatisfied with the decision of the Circle Officer rejecting the aforesaid mutation entry no.24564 said Dineshbhai Nandlal Sanghvi had filed RTS Appeal No.67/2017 before City Deputy Collector, Ahmedabad (West). Subsequently the City Deputy Collector vide his order dated August 21, 2007 set aside the decision of the Circle Officer and ordered to certify the said mutation entry no.24564. The same was recorded in the revenue records vide mutation entry no.24857 dated August 29, 2017, which was certified by the Circle Officer on November 22, 2017.





31. It appears on perusal of mutation entry no.24675 dated March 9, 2017 that Shardaben widow of Jashvantlal Laxmichand had expired on July 27, 2012 and consequent to her demise her share in the said Land and the said Building was devolved on (i) Geetaben d/o. Jashvantlal Laxmichand and w/o.Kiritkumar Shah and (ii) Harshaben d/o. of Jashvantlal Laxmichand and w/o. Dhirendrakumar Desai. The said mutation entry no.24675 dated March 9, 2017 was certified by the Circle Officer on May 9, 2017.
32. It further appears that in pursuance to the order no.JiShiA/Madhya/2015/2663-66 dated January-February 12, 2015 of the District Education Office, Ahmedabad application of the said Trust to close permanently the classes of Standard 9 to 12 was granted subject to the terms and conditions set out therein.
33. It further appears that in pursuance to the order no.JiShiA/Parthmik/2015-16/1559/62 dated June 4-8, 2015 of the District Education Office, Ahmedabad, the application of the said Trust to close permanently the classes of Standard 1 to 8 was granted, subject to the terms and conditions set out therein. Confirmation shall be provided by the last acting trustees of the said Trust that all the terms and conditions pertaining to the closure of the Sanghvi School as set out in order bearing reference no. JishiA/Madhya/2015/2663-66 dated Jan/Feb 12, 2015 and order no. JishiA/Prathmik/2015-16/1559/62 dated 4-8, 2015 have been duly complied with and that there are no claims, disputes or issues pending or subsisting as on till date.

In pursuance to the above (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra Desai became entitled to the said Land and the said Building.

34. It appears that the said Land has been covered under city survey limit and in pursuance to the same the said Land has been allotted city survey no.870157. However due to discrepancy in the area of the said Land recorded in the city survey records said Dineshbhai Nandlal had filed CTS Appeal No.40/2019 before the City Deputy Collector, Ahmedabad. Subsequently the City Deputy Collector has vide his order dated October 24, 2019 partly allowed the said appeal and remanded the matter before the City Survey Superintended, Ahmedabad-1. The same has been recorded in the city survey records vide mutation entry no.190 on November 11, 2019, which has been certified by the competent authority on January 20, 2020.
35. Subsequently in pursuance to the aforesaid order dated March 20, 2020 paused in the Remand Case No.135/2020-21 by the City Survey Superintendent, Ahmedabad-1 the area of the said Land has been rectified in the city survey records and recorded as 2989 square meters and the same has been recorded in the city survey records vide mutation entry no.421 dated March 24, 2020, which has been certified by the competent authority on June 30, 2020. Copy of the said order shall be sought for perusal and records.
36. It appears on perusal of mutation entry no.443 dated July 6, 2020 that names of (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben





Kiritkumar Shah and (viii) Harshaben Dhirendra Desai have been admitted in the city survey records upon submission of old revenue records in respect of the said Land. The said mutation entry no.443 dated July 6, 2020 was certified by the competent authority on August 17, 2020.

37. It further appears that said Dineshbhai Nandlal Sanghvi and others have made necessary application to the District Collector, Ahmedabad seeking permission for the change of use of the said Land from the residential purpose to multipurpose and the same has been granted by the District Collector, Ahmedabad vide its order no.CB/Jamin-1/Vadaj/City Survey No.870157/2021 dated November 2, 2021 subject to the terms and conditions setout therein. *The same shall be recorded in the city survey records.*

It appears that said Dineshbhai Nandlal Sanghvi and others have demolished the construction of the said Building and in pursuance to the same (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra Desai became entitled to the said Land admeasuring 2989 square meters of land bearing city survey no.870157, sub-plot no.1 and 2 of final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

38. By virtue of a sale deed dated October 1, 2022, (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra Desai as the vendors therein sold and conveyed said Land for a sale consideration value of Rs.36,00,00,000/- (Rupees Thirty Six Crores Only) in favor of Balaji Solitaire Aarya Infra LLP represented through its partner Mr. Kalpesh Dineshchandra Patel as the purchaser therein. The said sale deed dated October 1, 2022 has been registered at the office of sub registrar of assurances vide sr. no.21004 dated October 1, 2022. The same has been entered in the city survey records vide mutation entry no.1834 dated October 21, 2022, which has been certified by the competent authority on November 30, 2022. The same has been also entered in the revenue records vide mutation entry no.26658 on November 29, 2022, which has been certified by the Circle Officer on January 11, 2023.

Simultaneously with the execution of the aforesaid sale deed, a Declaration dated October 1, 2022 has been duly executed by (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra inter alia setting out that they were in absolute possession of the said Land and that they had not parted with the possession of the said Land or any portion thereof and have not in any manner dealt with the said Land or said Building with any person and that there were no charge or encumbrances, and that there were no litigations initiated/pending in any court of law or with any authority or government or semi government body in respect of the said Land and the terms of the closure of the Sanghvi School as set out in the relevant bearing reference no. JishiA/Madhya/2015/2663-66 dated Jan/Feb 12, 2015 and order no. JishiA/Prathmik/2015-16/1559/62 dated 4-8, 2015 have been duly complied with and that there were no claims, disputes or issues pending or subsisting as on date and that the terms of the WILLS to the extent relating to the said Land and the said Building are duly complied with and



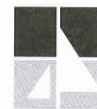


that the said Land and the said Building belonged to the (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra only, without any right title or interest of any other person including the preceding owners in title. The said declaration has been duly notarised with public notary Jaimin B.Trivedi vide sr.no. 308/01/2022 on October 1, 2022.

39. Further (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra have further declared that the original title deeds in relation to the said Land and said Building are misplaced on the grounds of them being very old. However, the previous owners have not issued necessary public notice in relation to the loss of title deeds.
40. The declaration/confirmation deeds were executed by legal heirs of (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra whereby they have declared, ratified, approved and confirmed the aforesaid sale deed executed by (i) Dineshbhai Nandlal Sanghvi, (ii) Jayendra Nandlal Sanghvi, (iii) Pankaj Nanalal Sanghvi, (iv) Bhartiben Deepakbhai Sanghvi, (v) Ankit Deepakbhai Sanghvi, (vi) Tejal Rahulkumar Jain, (vii) Geetaben Kiritkumar Shah and (viii) Harshaben Dhirendra on October 1, 2022 registered vide sr. no.21004 as well as any other subordinate documents proposed to be executed in respect of the said Land in favor of Balaji Solitaire Aarya Infra LLP, in the manner setout herein below:

Sr No.	Name of Family member	Relationship	Date of Notarised Declaration	Public Notary and Sr. No.
1	Leena Pankaj Sanghvi	Wife of Pankaj Sanghvi	October 1, 2022	Jaimin B. Trivedi 311/01/2022
	Sweta Vishal Sanghvi	Daughter of Pankaj Sanghvi		
2	Sangita Bharat Mehta	Daughter of Nanubhai Sanghvi	October 1, 2022	Jaimin B. Trivedi 310/01/2022
3	Ketul Kiratbhai Shah	Son of Geetaben	October 1, 2022	Jaimin B. Trivedi 312/01/2022
	Megha Hetalkumar Shah	Daughter of Geetaben		
	Riddhi Ketulbhai Shah	Daughter of Geetaben		
4	Damini Vinodbhai Shah	Daughter of Nandlal Sanghvi	October 1, 2022	Jaimin B. Trivedi 315/01/2022
5	Yamini Pankaj Shah	Daughter of Nandlal Sanghvi		





	Jyotiben Dineshbhai Sanghvi	Wife of Dineshchandra Sanghvi	October 1, 2022	Jaimin B. Trivedi 309/01/2022
	Sejal Sujal Safi	Daughter of Dineshchandra Sanghvi		
6	Urmilaben Jayendra Sanghvi	Wife of Jayendra Sanghvi	October 1, 2022	Yogita G. Pandya A-84-2022
	Paulomi Hiten Deliwala	Daughter of Jayendra Sanghvi		
7	Meet Dhirendrakumar Desai	Son of Harshaben	October 1, 2022	Jaimin B. Trivedi 313/01/2022
	Jinal Sandip Shah	Wife of Meet Dhirendrakumar Desai		
8	Bijalbhai Dineshchandra Sanghvi	Son of Dineshchandra Sanghvi	October 1, 2022	Jaimin B. Trivedi 314/01/2022
	Purvi Bijal Sanghvi	Wife of Bijal Sanghvi		
9	Kinjal Chintan Sheth	Daughter of Pankajbhai Sanghvi	October 11, 2022	Mahendra S. Gupta 3188
10	Smiti Ankit Sanghvi	Wife of Ankit Dipak Sanghvi	September 23, 2022	Binoy M. Patel
11	Palak Pradeep Ajmera	Daughter of Jayendra Nandlal Sanghvi	October 30, 2022	Denise C. Walton
12	Puja Rishabh Gupta	Daughter of Jayendra Nandlal Sanghvi	November 23, 2022	
13	Kamini Sanghvi	Daughter of Nandlal Sanghvi	January 05, 2023	Jaimin B. Trivedi 06/01/2023

The declaration/confirmation deed of family member bearing sr.no.12 namely Puja Rishabh Gupta as mentioned hereinabove shall be obtained.

41. It appears that the said Land is covered under Residential Zone-1 (R1) and Transits Oriented Zone (TZ) as per the Zoning Certificate dated November 22, 2020 issued by the Town Planning Inspector, Ahmedabad Municipal Corporation. It appears on perusal of the said Zoning Certificate that the TP Road located eastern side of the said Land is proposed to be widened from 12.19 meters to 18.30 meters. Clarification in relation to the net area of the said Land subsisting post such road widening must be taken and physical survey of the said Land shall be undertaken to confirm the area of the said Land and necessary letter/order being issued by the AMC must be reviewed to evaluate the applicable/available FSI for development on the said Land.
42. The layout and building plans in relation to the development of the residential cum commercial building (hereinafter referred to as "**Project**") on said Land and land bearing sub plot no.3 admeasuring 333 square meters have been duly approved by the AMC dated February 21, 2023.





Subsequently AMC has also issued a Commencement Letter (Rajachitthi) dated February 21, 2023 under reference no. 07501/16122/ A5778/R0/M1 dated February 21, 2023 entitling Balaji Solitaire Arya Infra LLP to develop the Project in accordance with the terms and conditions set out therein.

43. It further appears on perusal of certified copy of property card retrieved from the offices of City Survey Superintendent, Ahmedabad dated February 25, 2023 that the name of Balaji Solitaire Arya Infra LLP represented through its authorized partner Kalpeshbhai Dineshchandra Patel appears as the owner/occupier of said Land being non-agricultural land being sub-plot no.1 and 2 admeasuring 2989 square meters of land bearing city survey no.870157 allotted in lieu of final plot no.9 of town planning scheme no.29., situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

V. ESSENTIAL REQUIREMENTS

1. A declaration to be made by the present owner that it is in the sole and absolute possession of the said Land and that it has not parted with the possession of the said Land or any portion thereof and has not in any manner dealt with the said Land with any person and that there are no litigations initiated/pending in any court of law or with any authority or government or semi government body in respect of the said Land and that the facts mentioned in this Title Report are true to their knowledge;
2. The development of the proposed Project on the said Land shall be subject to the provisions of Real Estate (Regulation & Development) Act, 2016.

VI. SCHEDULE

All that 2989 square meters of non-agricultural land comprising of sub-plot no.1 admeasuring 2016.20 square meters and sub-plot no.2 admeasuring 973 square meters bearing city survey no.870157 allotted in lieu of final plot no.9 of town planning scheme no.29, situated, lying and being at mouje Vadaj, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) and District Ahmedabad.

VII. CONCLUSION

In view of what is stated above in this title report, we are of the opinion and hereby certify that the title to the said Land belonging to Balaji Solitaire Arya Infra LLP appears to be clear, marketable and free from all encumbrances and beyond any reasonable doubt, subject to the satisfaction of the essential requirements mentioned in Section V of this Title Report.

Place: - Ahmedabad

Date :- February 27, 2023

For, A.C.Damani and Advocates,



Kirat Damani, Partner

